



Townhouse Development

Handout #51 Revised 2/25/04

What is a Townhouse Development?

Townhouse developments consist of attached single-family units, which provide opportunities for individual home ownership in the multifamily and mixed use zoning districts. These developments are reviewed as a land division development with additional site plan requirements.

What zones allow this type of development?

Townhouses, or Rowhouses, as they are sometimes referred to, are allowed in R-12, R-18, R-22, R-30, R-43, OR-15, OR-18, OR-22, OR-30, OR-43 and mixed use (MX) zoning districts.

What are the requirements for this type of development?

To encourage townhouse developments, alternative dimensional standards are applied to allow land division into small lots for constructing townhouses. The land division is reviewed according to Clark County Code Chapter 40.540. In addition, the development proposal must receive approval of a site plan, which is submitted and reviewed in conjunction with the land division application.

The preliminary plat may not be approved without approval of the submitted site plan. The site plan and preliminary plat must be fully consistent with all applicable ordinances.

Moreover, preliminary plats, and building permits, may be approved only where conditions of approval are established to ensure that subsequent or existing development on the resulting parcels shall occur consistent with the approved site plan.

Where can I find the alternative dimensional standards for townhouses?

Clark County Code Table 40.260.230-1 details the dimensional standards for townhouses. Within the MX district, the base zone shall determine densities, and dimensional standards determined by those applicable to the R-30 district.

What else should an applicant know regarding the development of townhouses?

There are additional standards for design, parking and impact fee calculation that are outlined in CCC 40.260,230.

<p>Note: This handout is not a substitute for county code. For more detailed information, please refer to Clark County Code 40.260.230 (Townhouse Developments).</p>

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DEVELOPMENT REVIEW APPLICATION FORM

(Form DS1000-Revised 12/4/03)



PROJECT NAME:		
TYPE(S) OF APPLICATION (See Reverse Side):		
DESCRIPTION OF PROPOSAL:		
APPLICANT NAME:	Address:	
E-mail Address:	Phone and Fax:	
PROPERTY OWNER NAME (list multiple owners on a separate sheet):	Address:	
E-mail Address:	Phone and Fax:	
CONTACT PERSON NAME (list if not same as APPLICANT):	Address:	
E-mail Address:	Phone and Fax:	
PROJECT SITE INFORMATION: Site Address:		Comp Plan Designation:
Cross Street:	Zoning:	Serial #'s of Parcels:
Overlay Zones:	Legal:	Acreage of Original Parcels:
Township:	Range:	¼ of Section:

AUTHORIZATION

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request. This application gives consent to the County to enter the properties listed above.

Authorized Signature

Date

Assigned at Customer Service Center	CASE NUMBER:	
	WORK ORDER NUMBER:	

APPLICATION TYPES

If you have any questions regarding the type of application being requested, our Customer Service Center will be happy to assist you.

- ☐ Annual Review
- ☐ Appeal
- ☐ Boundary Line Adjustment and Lot Reconfiguration
- ☐ Conditional Use

Environmental/Critical Areas:

- ☐ Archaeological
- ☐ Critical Aquifer Recharge Area (CARA)
- ☐ Columbia River Gorge
- ☐ Forestry + (Moratorium Waiver, Moratorium Removal, Class I, Class IVG or COHP)
- ☐ Floodplain
- ☐ Geological
- ☐ Habitat
- ☐ Historic
- ☐ SEPA
- ☐ Shoreline
- ☐ Wetland

Land Division:

- ☐ Binding Site Plan
- ☐ Final Plat
- ☐ Plat Alteration
- ☐ Short Plat (___ Infill)
- ☐ Subdivision (___ Infill)

Miscellaneous:

- ☐ Addressing
- ☐ Accessory Dwelling
- ☐ Covenant Release
- ☐ Garden Shed Setback Waiver
- ☐ Home Occupation
- ☐ Legal Lot Determination & Innocent Purchasers Determination
- ☐ Non-Conforming Use Determination
- ☐ Reconstruct Letter
- ☐ Sewer Waiver
- ☐ Shooting Range
- ☐ Sign

Planning Director Review:

- ☐ Post Decision
- ☐ Pre-Application Conference
- ☐ Pre-Application Waiver
- ☐ Public Interest Exception
- ☐ Similar Use
- ☐ Temporary Use
- ☐ Other

- ☐ Planned Unit Develop/Master Plan
- ☐ Road Modification
- ☐ Site Plan
- ☐ Variance
- ☐ Zone Change